129.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,058,000	/	1,058,000
USE VALUE:	1,058,000	/	1,058,000
ASSESSED:	1,058,000	/	1,058,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEISS MATTHEW J
Owner 2:	WOO MEGHAN E
Owner 3:	
Street 1:	85 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NADJARIAN RACHEL O -
Owner 2:	MCMAHON JANICE O -
Street 1:	2757 NORTH QUEBEC ST
Twn/City:	ARLINGTON
St/Prov:	VA Cntry:
Postal:	22207

NARRATIVE DESCRIPTION

This parcel contains 7,236 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 3108 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7236.000	484,600		573,400	1,058,000
Total Card	0.166	484,600		573,400	1,058,000
Total Parcel	0.166	484,600		573,400	1,058,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.41 | /Parcel: 340.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	83625
GIS Ref	
GIS Ref	
Insp Date	07/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 129.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	484,500	0	7,236.	573,400	1,057,900	1,057,900	Year End Roll	12/18/2019
2019	101	FV	379,000	0	7,236.	605,200	984,200	984,200	Year End Roll	1/3/2019
2018	101	FV	389,300	0	7,236.	446,000	835,300	835,300	Year End Roll	12/20/2017
2017	101	FV	389,300	0	7,236.	426,800	816,100	816,100	Year End Roll	1/3/2017
2016	101	FV	389,300	0	7,236.	395,000	784,300	784,300	Year End	1/4/2016
2015	101	FV	367,800	0	6,750.	323,700	691,500	691,500	Year End Roll	12/11/2014
2014	101	FV	367,800	0	6,750.	316,200	684,000	684,000	Year End Roll	12/16/2013
2013	101	FV	367,800	0	6,750.	301,300	669,100	669,100		12/13/2012

!10127!

PRINT

Date	Time
12/11/20	00:28:33

LAST REV

Date	Time
03/10/20	09:05:39
danam	
10127	

USER DEFINED

Prior Id # 1:	83625
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NADJARIAN RACHE	73110-484	1	8/14/2019		1,075,000	No	No		
NADJARIAN RACHE	71822-224	1	10/31/2018	Convenience	1	No	No		
ONANIAN TANA G,	59062-172		5/10/2012	Mult Lots	1	No	No		Tana G Onanian dod 4/7/2018
ONANIAN RICHARD	57163-581		7/20/2011	Convenience	1	No	No		
	12205-170		5/16/1972		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2019	1992	Dormers	152,600	O				
10/29/2019	1724	Inter-De	20,000	C				
6/27/2018	747	Re-Roof	34,000	C				
11/3/1999	824	Alterati	3,000					ENCLOSE PORTION OF
6/8/1998	362	Redo Kit	2,500					REMODEL KITCHEN
11/2/1994	586	Manual	5,000					ROOFING
7/19/1993	335		8,800					EXTEND SUNROOM 6FT

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Inspected	CC	Chris C
4/21/2018	MEAS&NOTICE	BS	Barbara S
11/18/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
7/14/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7236		Sq. Ft.	Site		0	90.	0.88	10									573,371						573,400	

Total AC/HA:	0.16612	Total SF/SM:	7236	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	573,371	Spl Credit		Total:	573,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98060453
Const Adj.:	1.00969899
Adj $ / SQ:	128.715
Other Features:	91090
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658391
Depreciation:	173815
Depreciated Total:	484576

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

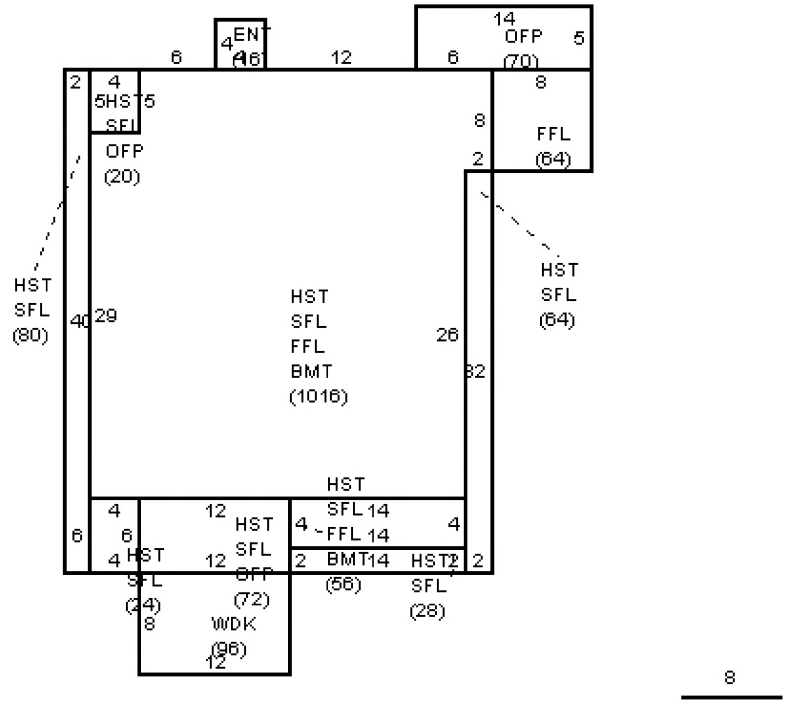
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.75
Special Features:	0	Val/Su Net:	107.16
Final Total:	484600	Val/Su SzAd	152.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,260	128.720	162,181
FFL	First Floor	1,136	128.720	146,220
BMT	Basement	1,072	38.610	41,395
HST	Half Story	680	123.570	84,025
OFP	Open Porch	162	26.940	4,365
SFL	Second Floor	100	128.710	12,872
WDK	Deck	96	16.160	1,551
ENT	ENTRY	16	26.660	426
	Net Sketched Area:	4,522	Total:	453,035
Size Ad	3176	Gross Are	5202	FinArea 3108

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	10		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	